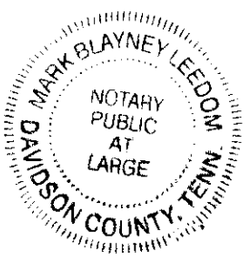
File No. 260500248

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/18/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/15/06 10:22 2 pgs
Fees:13.00 Taxes:555.00

20060515-0056547

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony P. Williams	Anthony P. Williams	
(NAME) 1736 Stone Hollow Court	(NAME) 1736 Stone Hollow Court	MAP/PARCEL 064-16-0-D-044.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Diane R. Marsh, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony P. Williams, an unmarried man**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 229 on the Plan of Section One, Truxton Park, as shown by plat of record in Plat Instrument # 20001026-0106272, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Diane R. Marsh, unmarried by deed from John R. Hill, Jr., married of record in Instrument number 20051019-0125920, Recorded October 19, 2005 Register's Office for said County.

Restrictive Covenants of record in Deed Instrument 2000103-00107559, Deed Instrument 20010522-0052910, Deed Instrument 20020123-0009419, Deed Instrument 20020506-0055597, Deed Instrument 20020718-0086907, Deed Instrument 20001011-0100896, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument 20001101-0108603, Register's Office for said County.

Easement to Cumberland Utility District as shown of record in Deed Book 4910, Page 838, Register's Office for said County.

Easement as shown of record in Deed Book 5699, Page 537, Register's Office for said County.

Easement to Metro as shown of record in Deed Instrument 20000824-0083612, Deed Instrument 20001208-0121300, Deed Book 10447 and Page 645, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1736 Stone Hollow Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HIS heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of May, 2006.

Diane R. Marsh

Diane R. Marsh

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane R. Marsh, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 5/10/2006.

My Commission Expires: 11-28-09

Notary Public

File Number: 260500248

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122